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July 6th, 2006

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Parcels **163 03 201 003** thru **005**

- 1. Extension of Zoning Request.**
- 2. Extension of Zoning Variance Request – Reduction of minimum parcel acreage requirement.**
- 3. Extension of Site Development Plan Approval.**

To Whom It May Concern:

The purpose of this letter is to present justification for the extension of time requested for the approved items indicated above.

Delays in construction process

1. Extension of Zoning Request:

Blue Heron Companies is requesting an extension of the R-PD5 zoning that was approved on the July 7th, 2004 City Council Meeting. The RPD-5 zoning will allow a successful residential development for this difficult parcel. The property is a transitional piece that has a number of challenging issues. It is the only buffer between the high traffic Buffalo Drive and the high-end single family neighborhoods to the East. Buffalo is, at 30,000 vehicles per day, a major arterial section line. Immediately to the North of the parcel is the future Social Security Building which brings an office use into very close proximity to the adjacent neighborhood. The parks & recreation area across Buffalo also has a limiting effect on the potential use of the property. A relatively low density (5 units per acre) zoning would allow the development of a residential single family product which will serve as an effective buffer between existing residential and

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the other more intense uses of this neighborhood. It will also prevent future development of an office, commercial or higher density residential development, as can readily be found nearby.

3. Extension of Zoning Variance Request - Reduction of minimum parcel acreage requirement.

In order to remain compliant with the RPD-5 zoning classification it is necessary that we request an extension of the variance reducing the minimum parcel size under an RPD designation. In accordance with Title 19, Section 19.06.040, the minimum site area for an RPD is 5 acres. The parcels under consideration have a combined acreage of 2.92. Because Buffalo has been dedicated, the acreage of the parcel has already been effectively reduced. This minor variance does not impact negatively on the surrounding properties and allows for the desirable residential zoning.

4. Extension of Site Development Plan Review Approval

Blue Heron Companies is requesting an extension of the of the approved site development plan on the following basis:

1. The proposed development is compatible with the adjacent developments and the developments in the area. This transitional parcel is located among a variety of uses including nearby commercial, office, and park/recreational, R3 high density attached residential and single family residential. This development plan calls for a high end, low density, single family detached product on oversized lots. Although slightly higher in density than the immediate neighboring property to the East, this plan is a thoughtful response to the challenging aspects of the other nearby properties and the major arterial Buffalo Drive.
2. The development plan will be consistent with the General Plan.
3. The site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Given the 30,000 vehicles per day volume of traffic already present on Buffalo, the impact of 16 single family residences is imperceptible.
4. Building and landscape materials are appropriate for the areas and for the City. The landscape design and site material selection will

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conform to all requirements of Title 19.12 and the buffer, landscape and wall standards. Planting selections and landscape design will consider lower water usage criteria.

5. Building materials will be cultured stone and a desert neutral color pallet which will be harmonious with both the natural and built surroundings.
6. Appropriate measures have been taken to secure and protect the public health, safety and general welfare. Being in compliance with all applicable codes and regulations, this project will not compromise the public, safety or welfare. By developing this parcel per the development plan that has been approved, the public is also served by eliminating an unsightly, undeveloped lot.

Blue Heron Companies thanks you for your thoughtful consideration of the issues contained herein. We are available at any time to meet with you to discuss any aspect of this proposed project.

Sincerely,

Tyler Jones

Principal
Blue Heron Companies

Kenneth ~~Post~~ Fust

Managing Member
Corviale, LLC

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